

ZBA Zoning Board Meeting Minutes – 08/23
DRAFT

Meeting opened up at 7:05 by Dave Perry – continuation of Whitney Park Estates – all present

To go over at meeting:

- ZBA Business
- Invoices
- Applicant Questions
- Proforma Study
- Input from Planning Board
- Site Design
- Water & Sewer
- Public Safety
- Questions from Public

No Invoices from Eric

Nothing to report from Dick Heaton

Review of minutes from 7/26 – Made edits – Cheryl motioned to accept minutes. Donna Brooks seconded. Unanimous vote.

Cheryl stated that the board still needs Red Iron Memo and presentation of Water & Sewer

Site Design

Presentation by Paul Lienick (Architect) Lienick & Smith Associates

- Town House (2 levels) in middle – ranch style on both ends

- “1 big building” look

A few questions were asked regarding wall structure.

Questions were also asked about roof water drainage. Roof water is included in drainage report from Whitman & Bingham.

Atty. CampoBasso stated that he received many comments from boards in town. Changed design to:

- Provide emergency access

- No longer condos on New Street

- 2 single family lots on New Street

- Reconfigured – original 800 ft – 11% grade to 200 ft – 10% grade

At this point 90 condos/17 single family homes.

All the same design same square footage.

Dick Heaton stated that when ZBA makes decision and applicant appeals and resubmits, applicant must go with original design. All are working together to reach agreement.

Draft will be 20 or 30 pages. Developer will make recommendations to board.

Dave (chairman) asked about 40B – limited to 20% profit. Could it be 30% profit they split it with town. Attorney would consider it.

Terry asked about does Fire Dept feel about 10% grade. Captain Nolan doesn't like it. Nightmare scenario. Concerns about driveway grades. Captain Nolan will bring back information to Fire chief. Also had concerns about access in back of buildings if they need to get back there in case of fire. Mark stated there were adequate points to gain access to back of buildings. Dave would have copies of plans to Fire Dept. before next meeting.

Captain Nolan also asked about carbon monoxide detectors in garage and looping of water mains off of New Street. Research is still needed on entrance into sub division.

Cheryl asked about playground, meeting places. Donna stated liabilities high with pools, playground.

CampoBasso tried to take New Street off of table because of the many concerns.

Report of Traffic Update to Fire Dept./Planning Board/Eric Smith

Dave Perry asked members of board how they felt about new proposed plan –

Cheryl – still had Fire Dept issues

Terry – ok with it. Still had issues with flow for sprinklers

Joe – fine with it.

Donna – preferred new plan

John MacMillan passed out letter to board which addressed concerns about:

Roadways

Traffic

Impact Statements

Construction Impacts

Phasing Plan

Recreational

Pedestrian Circulation System

Water & Sewer

Condo Assoc

Drainage

Waivers

Building site Plan

As Build Plans

Engineering Review

Question was asked about another road into sub division. Captain Nolan didn't like ideas of gates into condos. Joe Kalagher from Planning Board asked about regulations on driveways. Mark has not prepared response to Planning Board's issues.

Cheryl passed out letter from Mass. Housing regarding extension of project.

Site Design

- Dave Pellegrini – Rizzo & Associates

Brought up issues they are still waiting on from letter submitted July 25th.

Roadway Crown

Shoulder pitch

Wetland issues

Handicap sidewalk
Erosion control
Major discussions:
Headwalls
Culverts/bridges at wetland
Detention basins

Dave asked about expanding into wetlands. Mark stated that there would be less impact with new design.

Dave Heaton stated that access to back of buildings had to be added to Rizzo's list.

Material on School Street – Fire Dept has to be in on this. Gravel base below grassy surface so Fire Dept trucks don't sink. Fire Dept. requested this previously.

Captain Nolan stated there is an 18 ft stance on outriggers on ladder truck.

John MacMillan stated on the hammerheads to make sure road does not end in driveway. Also requested an updated set/copy of new plans for condo layout.

Terry asked about dumpster locations and maneuver of garbage trucks when picking up. Joe Kalagher of Planning Board mentioned about recycling inside building (Avalon Orchards in Marlboro has this).

Rizzo stated that the MRPC doing study starting in Gardner at 101 and going into Ashby.

Nothing prepared as yet for water and sewer from Rizzo Associates.

Water & Sewer

Leo Collete of Water & Sewer Commission stated that Kevin met with Gardner on how they're going to handle extensions.

Dick Heaton read letter from City of Chelmsford who had similar situation to ours. Will send to board/legal/Eric.

ZBA Board has no authority over Gardner. Was asked if Dick Heaton could make specific notes.

Mark stated that fees from sewer should stay in Ashburnham and that the town should take a position that whatever fees are paid should stay in Town. Dick stated that you need to look at Proforma and the next meeting will do that.

Meeting with Town Administrator/Mayor/DPW in Gardner:

Mayor of Gardner told Kevin if you come in with anyone else, meeting is over.

Gardner wants money for Sewer Extension.

3 things came from meeting

1. There is capacity
2. This is connection fee
3. Donation appreciation to Gardner

Discussion regarding Gardner's sewer fees/contracts/extensions.

Joe Kalagher stated that Ashburnham spent a lot of money and Gardner has all the rules.

John Macmillan stated that everyone should talk to Selectmen to do something and tell them to talk to Gardner.

Was asked if Dick Heaton could draft letter to board have for next meeting.

No resolutions on sewer.

Rail trail

Discussion of preliminary proposal.

Donna requested Meeting be continued to September 20th. Cheryl 2nd. Unanimous vote
Meeting adjourned at 10:00 p.m.